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Offers Over

**£350,000**

# 11/3 West Maitland Street

Haymarket | Edinburgh | EH12 5DS

A characterful 2nd floor (top) flat of a striking B-listed corner building, this three-bedroom flat offers classic proportions, period detail and superb natural light in the heart of Haymarket, perfectly placed to enjoy the energy and convenience of city centre living.

-  3 bedrooms
-  1 reception room
-  1 bathroom
-  Zoned permit parking
-  EPC Rating – D
-  Council Tax Band – E



## Description

One of just three flats in a gated stair, set back from the street behind secure entry, the property enjoys a vibrant city setting with Haymarket Station and a wealth of amenities on the doorstep. At the heart of the flat is a standout bow-ended reception room, triple windowed to the west with far-reaching views and dramatic evening light. Original features include an elegant fireplace, ornate egg and dart cornice, and a shelved press. The separate kitchen/breakfast room offers space for dining and comes with an integrated oven, hob and cooker hood. The generous principal bedroom also faces west and features twin windows, a fireplace, and a shelved press. A second large double to the front includes built-in wardrobes and shelving and a fireplace, while a third single bedroom to the rear, also with a fireplace, offers flexibility as a study or guest room. The bathroom is fitted with a white suite and over-bath shower. A walk-in storage cupboard off the hallway adds excellent utility.



The property forms part of James Haldane's early 19th-century Morrison Street development, within the Edinburgh New Town A-Group, recognised by Historic Environment Scotland as "a significant surviving part of one of the most important and best preserved examples of urban planning in Britain." Completed by 1830, this westernmost section includes the building's prominent bowed bay at the corner of Haymarket, described by Gifford et al. as "a splendid marker of the entry to the town centre." With Haymarket Station just moments away and a wealth of bars, cafes, and shops on the doorstep, this is a characterful city home in an outstandingly connected location

## Extras

The kitchen appliances, light fittings and window blinds are to be included in the sale.

## Parking

Residents are able to obtain a permit to park on neighbouring streets from the City of Edinburgh Council.

## Viewing

By appointment through Neilsons on 0131 625 2222.







## Location

Located in Edinburgh's vibrant West End, the Haymarket area is a highly sought-after neighbourhood offering exceptional connectivity and lifestyle. With trains, trams, and buses on the doorstep, it's perfectly positioned for effortless commuting and travel. The area boasts a superb selection of local restaurants, bars, and cafés, along with the newly developed Haymarket complex, home to premium offices, shops, and hotels. Just a short walk from the city's financial district and the retail heart of Princes Street, Haymarket combines convenience with cosmopolitan charm. Edinburgh itself is a world-class city, celebrated for its rich history, culture, and outstanding quality of life.





Approx. Gross Internal Floor Area 123 Sq M / 1324 Sq Ft.



Second Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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